



CITY OF HOUSTON

Planning and Development

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June 1, 2015

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at www.houstonplanning.com. The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email amar.mohite@houstontx.gov.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently Asked Questions

Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?

A The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

Q What is an alternative?

A When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

Q I received a letter from the City. Why? What does this have to do with me?

A If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?

A The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

Q I am concerned about a proposed amendment. What can I do?

A First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:
↳ www.houstonplanning.com– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

Q What is going to happen at the public Open House on June 25? (*see map on reverse*)

A There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)

A The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

Q Who decides what to do?

A Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

City of Houston - Planning & Development Department

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

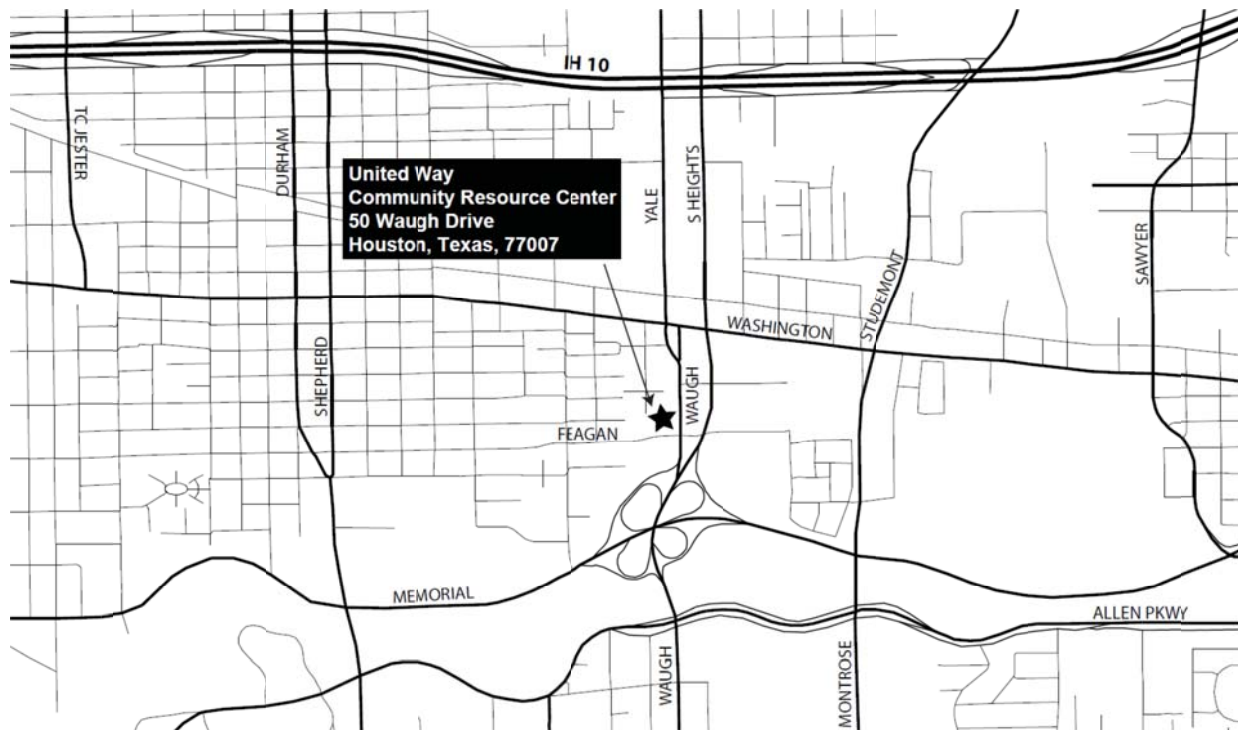
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

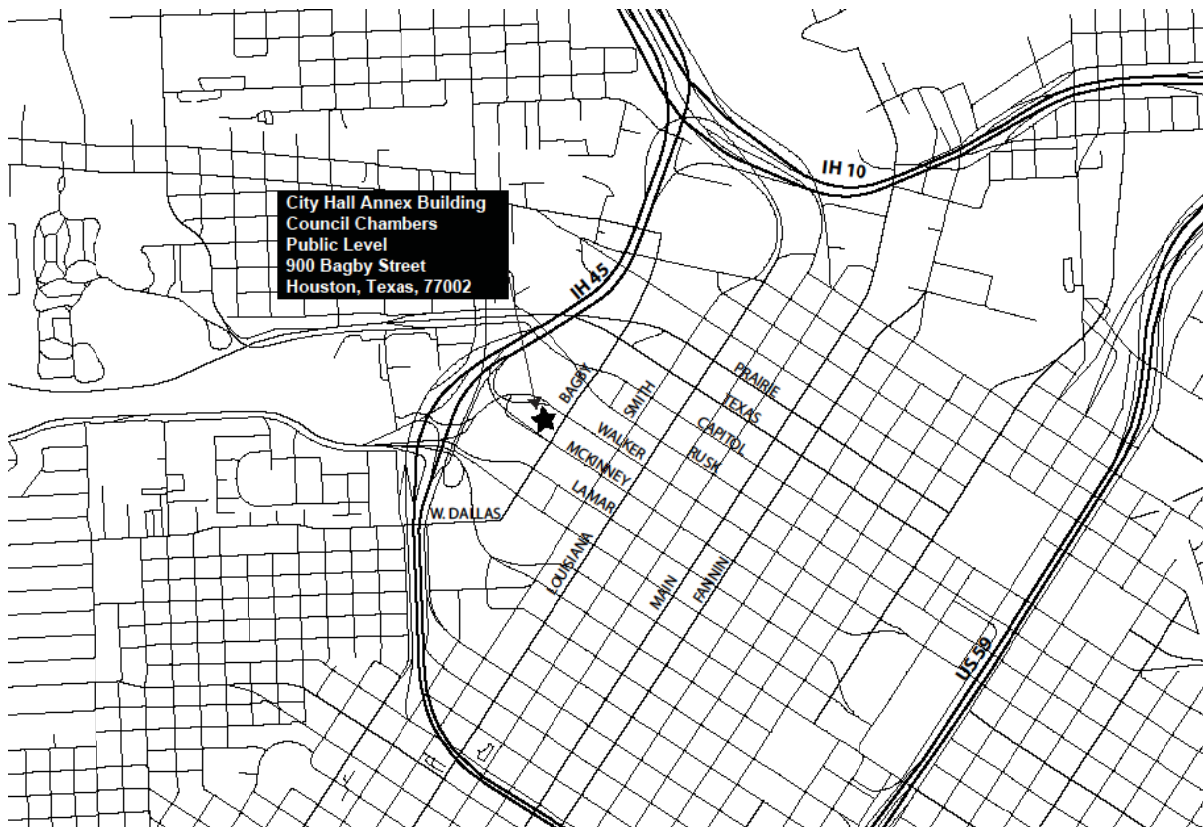
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 16, 2014 (2:30 p.m.)**



PRELIMINARY REPORT

2015: E13 – *Fallbrook Drive*

APPLICANT: Harris County Engineering Department

KEY MAP: 368

JURISDICTION: Harris County

LAMBERT: 4764

DISTRICT/PRECINCT:

Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Fallbrook Drive, between US 290 and Huffmeister Road, from the Major Thoroughfare and Freeway Plan. The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant contends that this amendment should be approved because the current alignment bisects an existing airport (Weiser Airport) and other structures along US 290, which makes it impractical for a Major Thoroughfare for the current land use. US 290 construction currently underway does not make provisions for an overpass at Fallbrook Drive. Without the overpass, westbound traffic would be limited to local circulation. The applicant also states that Chapter 42 block length requirements are sufficient to maintain circulation with a local east-west street. Eastbound traffic would all be local traffic due to the back tracking that would be required along the US 290 frontage road. Also, any eastbound traffic heading towards Huffmeister Road and eastward can be accessed by utilizing North Eldridge Parkway from US 290.

Harris County does own 50 feet of land for an approximate distance of 1,400 feet, which was dedicated for future right-of-way (ROW) by the Schmidt Fields plat in 2007. The approximate location of the roadway easement is located between the airport and Huffmeister Road. However, a road was never constructed in this area. Harris County has had an inquiry about development in this area, which is north of the White Oak Springs Sec 2 subdivision.

The applicant states that if this amendment is not approved, the developer that has contacted the county, Huffmeister Interests, LP, would be required to dedicate their half of the ROW for Fallbrook Drive to their property limits and may not be allowed to abandon Hemwick Drive. With the requirement of construction plans, a road would be constructed without any connection to Huffmeister Road. Harris County is currently waiting for the final recommendation of this amendment request before we correspond further with this developer.

Fallbrook Drive first appeared on the MTFP in 1957, extending from Beltway 8 to west of US 290. In 1966, the alignment extended from the proposed Grand Parkway to US 59 as Aldine Bender Road. In 1972, the alignment began at US 290 going eastward, as it exists today. This alignment was to serve as a middle piece of the grid between Cypress North Houston Road and West Road.

POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the reclassification of Fallbrook Drive between US 290 and Huffmeister Road as a Minor Collector with 60' right-of-way. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines as compared to the existing 100' right-of-way (ROW) 4-lane Major Thoroughfare designation for the roadway.

2015 Major Thoroughfare and Freeway Plan Amendment Request: Harris County Public Infrastructure Department E-13 - E-15

2015 MTFP Amendment Requests

- Add —●—
- Realign —○—
- Remove —X—
- Reclassify
 - Street Class —■—
 - ROW Width —▲—
 - No. Lanes —◆—

2014 MTFP

- Freeway —■—
- Major Thoroughfare —■—
- Major Collector —■—
- Minor Collector —■—
- Transit Corridor Street —■—
- Local Street —■—
- Railroad —■—
- Houston City Limit —■—
- Houston ETJ —■—
- County Boundary —■—
- Park —■—
- Waterway —■—

